

PROSPECT RANCH

160.47± AC

NEWLY PRICED!

Coachella Valley, California

LEMONS *and* ROW CROPS

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 **PEOPLES™**
COMPANY
INTEGRATED LAND SOLUTIONS

PROPERTY OVERVIEW



Lemon & Row Crop Farm

This Mecca Slope farm is half planted to mature lemon trees and row crops. The lemons have a strong production history and the open farmland has historically been leased for vegetable production at top rental rates. Ample, affordable irrigation water is provided by the Coachella Valley Water District. The farm benefits from a warm location at a high elevation on the Mecca Slope and is situated one parcel away from the Coachella Canal. It is also located in the City of Coachella's Sphere of Influence and is within a Qualified Opportunity Zone.

LOCATION	NEC 60TH AVE & LINCOLN ST THERMAL, CA 92274
GROWING REGION	COACHELLA VALLEY MECCA SLOPE
APN	717-250-023
GROSS ACRES	160.47 (PER SURVEY)
ESTIMATED ELEVATION	-76 to -8
AG PRESERVE	NO
ZONING	A-1-20 (RIVERSIDE COUNTY)
OPPORTUNITY ZONE	YES. CENSUS TRACT 456.16



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FARMING DETAILS

Row Crops

The north portion of Prospect Ranch has been leased to a strong vegetable tenant since 2013 with a current lease rate of \$1,100 per acre. The lease expires on June 30, 2026 and the property could be re-tenanted, owner-farmed or developed to permanent plantings.

Lemons

The farm's south half consists of a mature lemon grove planted at approximately 150 trees per acre with fan-jet microsprinkler irrigation. Details and yields are shown in the tables.

USE	ACRES
Row Crop	73.00
Lemons	76.50
TOTAL	149.50

LEMON YIELDS	
Season	Field Box/Acre
2022-23	538 (est)
2021-22	619
2020-21	430

BLOCK	VARIETY	ROOTSTOCK	SPACING	YEAR
8	Lisbon	Macrophylla	12' x 24'	1992
9	Lisbon	Macrophylla	12' x 24'	1990
10	Lisbon	Volkameriana	24' x 12'	1995
11	Lisbon	Volkameriana	12' x 24'	1996



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WATER DETAILS

Coachella Valley Water District (CVWD)

CVWD serves the majority of the Valley's irrigation water needs. CVWD water is delivered from the Colorado River via the 123 mile Coachella Canal and distributed through CVWD's underground delivery system.

According to representatives of CVWD, the District operates at an under-run relative to its maximum allocation and deposits unused water into the Valley's aquifers, providing a buffer that will reportedly allow CVWD to continue supplying ag users with sufficient water even if California experiences a reductions in Colorado River supplies. Prospective buyers should investigate directly with CVWD.

WATER SUPPLY

CVWD METERS 4955 & 4976
1 RESERVOIR & FILTER STATION

IRRIGATION SYSTEM

DRIP & MICROSPRINKLERS

DRAINAGE SYSTEM

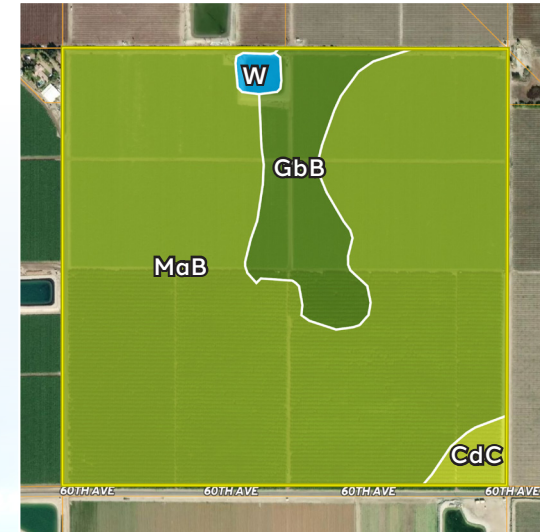
TILE DRAINAGE IN PLACE



Prospect Ranch

SOILS

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CLASS
MaB	Myoma fine sand, 0-5% slopes	136.54	86.16	3
GbB	Gilman fine sandy loam, 2-5% slopes	17.5	11.04	2
CdC	Carsitas gravelly sand, 0-9% slopes	3.04	1.92	4
W	Water	1.39	0.88	-
TOTALS*		158.48	100%	
*Soil map sizes provided by MapRight and may vary from survey or assessor acreages.				



Prospect Ranch

TERMS

PRICE

\$4,051,868
\$25,250/ACRE

PROPERTY TOURS

By Appointment Only
DO NOT ENTER PROPERTY

ASSET AVAILABILITY

Additional Assets Available
INQUIRE WITH BROKER

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